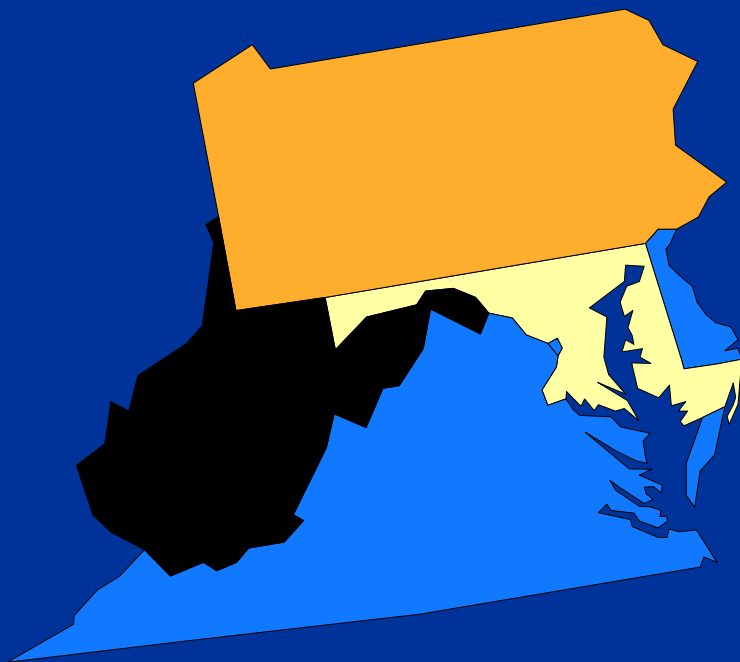


# **Region 3 A RCRA Program on the Move**



**Maria Parisi Vickers  
USEPA Region 3  
Brownfields Conference 2002**

# Region 3 Facilities Subject to RCRA Corrective Action



## ◆ 604 Treatment, Storage, & Disposal Facilities

» 284 high

» 130 medium

» 190 low

**Numerous Facilities Undergoing Redevelopment!**

# Corrective Action Evolution

- ■ ■
- ◆ 1999 - RCRA Reforms I

- » Faster, focused more flexible cleanups

- ◆ 2001 - RCRA Reforms 2

- » Piloting innovative approaches
- » Accelerating culture change
- » Connecting communities to redevelopment
- » Promoting redevelopment

- ◆ 2002 - One Cleanup Program

# Region 3 Culture Change

- ■ ■
- ◆ Quicker starts
- ◆ Streamlining implementation
- ◆ Partnering
- ◆ Relieving liability concerns
- ◆ Increasing communication & education

**Fostering Creative Approaches!**

# The Benefit

- ■
- ◆ Revitalizing industrial areas
- ◆ Creating jobs
- ◆ Protecting greenspace
- ◆ Discouraging sprawl

**Protecting Human Health and the Environment**

# Quicker Starts

- ■
- ◆ Facility Lead Agreements
- ◆ Streamlined Orders
- ◆ Innovative Orders and Permits
- ◆ Alternate authorities

# Quicker Starts

*Bethlehem Steel*  
*Bethlehem, PA*



# Quicker Starts

## *Bethlehem Steel*

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- ◆ 1600 acre industrial site used since 1880s
- ◆ Operations cease in 1998
- ◆ City of Bethlehem in economic slump
- ◆ Seeks to integrate cleanup with redevelopment



# Quicker Starts

## *Bethlehem Steel*

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- ◆ Cleanup under State VCP with EPA oversight
  - » Eliminates Order negotiation
  - » Uses one administrative process
- ◆ Prioritized cleanup to mesh with redevelopment

# Quicker Starts

## *Bethlehem Steel*

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- ◆ New Commerce Center
- ◆ Clean burning power plant – startup January 2003
- ◆ Proposed River Renaissance District
  - » Smithsonian National Museum of Industrial History
  - » Sports complex
  - » Multiplex theater
- ◆ Proposed 110 acre greenway to connect park system

# Quicker Starts

## *Bethlehem Steel*

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- ◆ \$1.5 billion investment
- ◆ 10,000 jobs created
- ◆ \$80 million/year in tax revenue

**>80 % of the Land  
will be put into  
Productive Reuse**



# Streamlining Implementation

- ■ ■
- ◆ Partnering with other programs
- ◆ Submission of draft deliverables
- ◆ Phased approaches
- ◆ Using Interim Measures
- ◆ Parceling

# Streamlining Implementation

*DuPont*

*Glasgow, DE*



EPA

# Streamlining Implementation

## *Dupont*

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- ◆ 900 acres of property
- ◆ Interested buyer of “clean parcels”
- ◆ Concerns about buying land under an Order
- ◆ State wants to protect greenspace

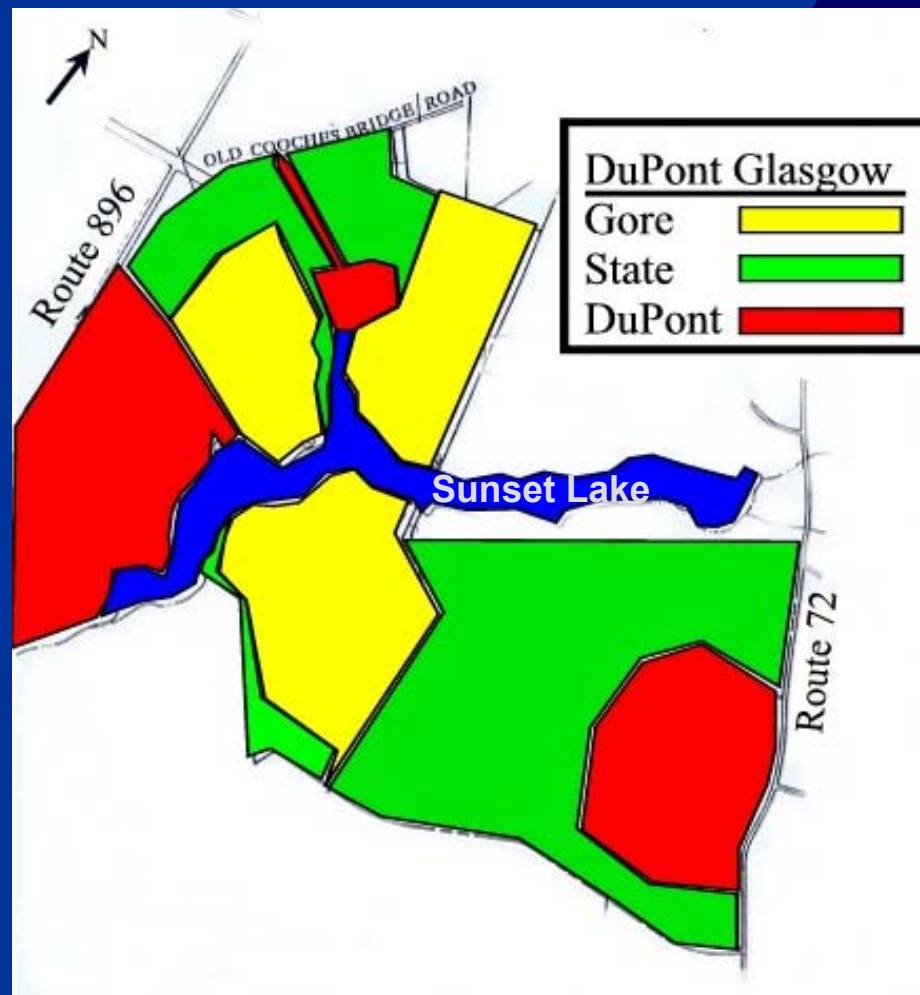
# Streamlining Implementation

## *Dupont*

- ◆ State VCP to verify completion of “clean parcels”
- ◆ EPA comfort letter to buyer to confirm cleanup status
- ◆ Environmental liability insurance

# Streamlining Implementation

## DuPont





# Streamlining Implementation

## *DuPont*

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### ◆ State

- » 200 acres for State parkland
- » 100 acres leased to County - recreation

### ◆ Gore

- » 150 acres for commercial space



# Partnering

■ ■ ■

- ◆ State Programs
  - » Voluntary Cleanup Programs
  - » RCRA Program
  - » Other Programs
- ◆ Superfund Program
- ◆ Industry
- ◆ Communities

# Partnering

## PECO

### Chester, PA



EPA

# Partnering

## *PECO*

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- ◆ 90 acre site located on the Delaware River
- ◆ Industrial uses since the mid-1800's
- ◆ Order only applies to a portion of the facility
- ◆ Environmental Justice community

# Partnering *PECO*

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- ◆ EPA utilizes VCP work to complete investigation
  - » Eliminates duplication of work
  - » Faster investigation
- ◆ Remedy implementation will occur jointly under EPA Facility Lead Agreement and VCP

# Partnering *PECO*

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- ◆ Redeveloper renovating power plant for commercial use
- ◆ 65% of building is leased
- ◆ Estimated to create 2000 jobs
- ◆ Recreational development
  - » Bikeway along the waterfront
  - » Parcel sold to the city for parkland with boat access
  - » Proposal for a racetrack

## Economic Boost for Environmental Justice Area

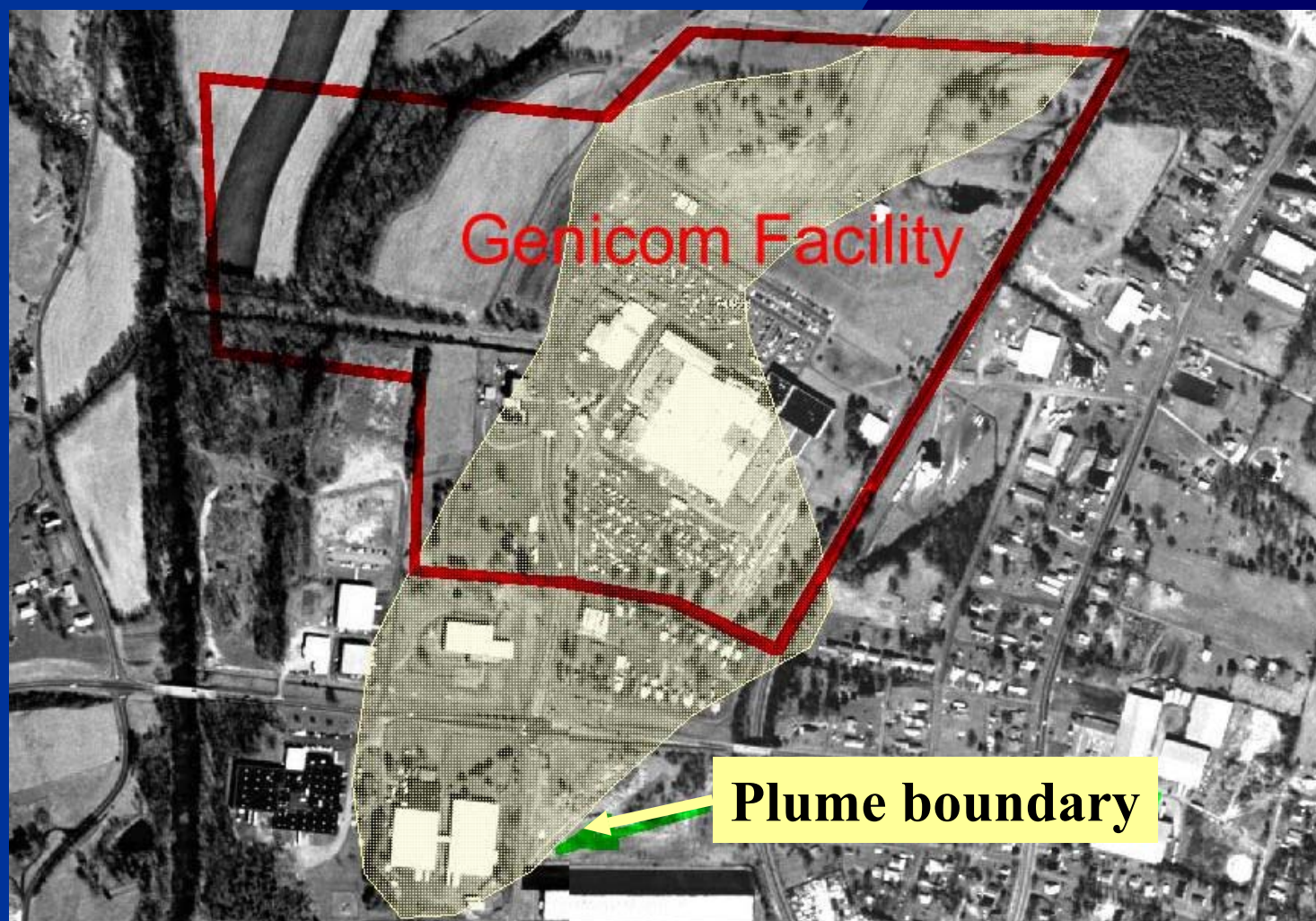
# Relieving Liability Concerns

- ■ ■
- ◆ Comfort Letters
- ◆ Coordination with Voluntary Cleanup Programs
- ◆ Prospective Purchaser Agreements



# Relieving Liability Concerns

**Genicom**  
**Waynesboro, VA**





# Relieving Liability Concerns

## *Genicom*

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- ◆ 115 acre site
- ◆ Off-site groundwater plume
- ◆ Bankrupt facility
- ◆ Interested buyer



# Relieving Liability Concerns

## *Genicom*

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- ◆ PPA patterned after Superfund
  - » Covenant not to sue
  - » Contribution protection
  - » Requires O&M of regulated units
  - » Notification to EPA prior to construction
- ◆ State Comfort Letter

# Relieving Liability Concerns

## *Genicom*

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- ◆ 1/3 of the space currently leased
- ◆ 90 jobs created
- ◆ Renovation complete by 2004
- ◆ Employment expected to triple
- ◆ Increased tax revenue for Waynesboro



# Communication & Education

- ◆ Regulators
- ◆ States
- ◆ Industry
- ◆ Communities



# Communication & Education

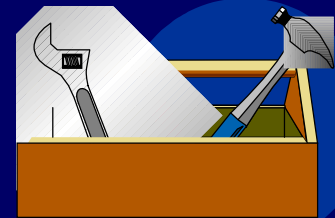
## *The Real Agents for Change*

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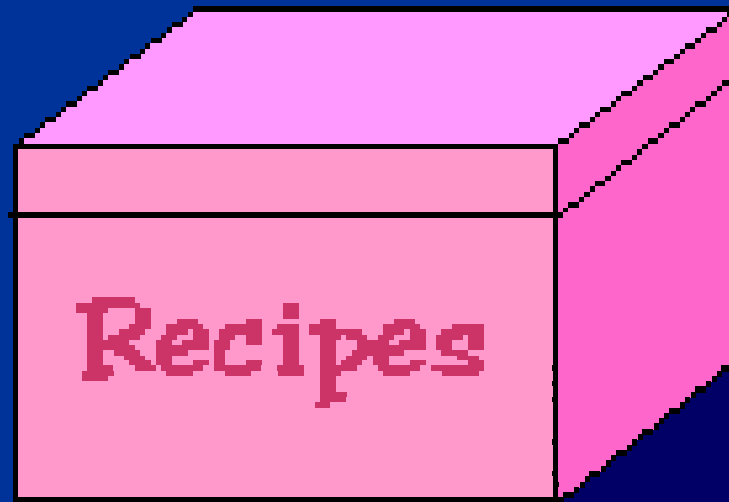
# Keys to Success!!!

- ◆ Redevelopment Tools
- ◆ Coordinate with Partners
- ◆ Good Communication



# There is no ONE recipe for success...

■ ■ ■



# Region 3 Revitalization

- ◆ **Allied Signal (Honeywell Inc.),** Baltimore, MD
- ◆ **BASF,** Williamsburg, VA
- ◆ **Bayer,** Damascus, VA
- ◆ **Bethlehem Steel,** Bethlehem, PA
- ◆ **Cooper Industries,** Earlysville, VA
- ◆ **DuPont,** Glasgow, DE
- ◆ **DuPont,** Martinsville, DE
- ◆ **DuPont,** Seaford, DE
- ◆ **East Penn,** Lyon Station, PA
- ◆ **Elf Atochem,** Bensalem, PA
- ◆ **Ericsson Inc.,** Roanoke, VA
- ◆ **GE Appliance Park,** Columbia, MD
- ◆ **Genicom,** Waynesboro, VA
- ◆ **GSA Southeast Federal Center,** Washington DC
- ◆ **IBM (Micron),** Manassas, VA
- ◆ **ICI Americas,** Tamaqua, PA
- ◆ **ICI Explosives,** Tamaqua, PA
- ◆ **Kelly Springfield Tire,** Cumberland, MD
- ◆ **PECO,** Chester, PA
- ◆ **Radford Army Ammunition,** Radford, VA
- ◆ **Safety Kleen,** Silver Spring, MD
- ◆ **Sunoco Inc.,** Marcus Hook, PA
- ◆ **US Steel Fairless Works,** Fairless Hills, PA
- ◆ **Washington Navy Yard,** Washington DC
- ◆ **Worthington Steel,** Malvern, PA
- ◆ **White Oak Naval Surface Warfare Center,** Silver Spring, MD



# Future Directions

More opportunities lie ahead...

- ◆ Brownfields Legislation
- ◆ One Cleanup Program





EPA

# Region 3 Websites

- ■ ■
- ◆ RCRA Redevelopment:

[www.epa.gov/reg3wcmd/ca/ca\\_brownfields.htm](http://www.epa.gov/reg3wcmd/ca/ca_brownfields.htm)

- ◆ Corrective Action:

[www.epa.gov/reg3wcmd/correctiveaction.htm](http://www.epa.gov/reg3wcmd/correctiveaction.htm)

